

1 BILL NO. R-84-10-03

2 DECLARATORY RESOLUTION NO. R-123-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 September 21, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 The East half of Lot 71 and the West
12 half of Lot 72 Samuel Hanna's First
13 Addition to the City of Fort Wayne,
Allen County, Indiana, according to
the recorded plat thereof,

14 and,

15 The East 10 feet of the West Half of
16 Lot 71 of Samuel Hanna's First Addi-
17 tion to the City of Fort Wayne, Allen
County, IN. according to the recorded
plat therefore;

18 said property more commonly known as 621 East Washington Blvd.,
19 Fort Wayne, Indiana 46802;

20 WHEREAS, it appears that said petition should be pro-
21 cessed to final determination in accordance with the provisions
22 of said Division 6.

23 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
24 OF THE CITY OF FORT WAYNE, INDIANA:

25 SECTION 1. That, subject to the requirements of Section
26 4, below, the property hereinabove described is hereby designated
27 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
28 12.1. Said designation shall begin upon the effective date of
29 the Confirming Resolution referred to in Section 3 of this Resolu-
30 tion and shall continue for one (1) year thereafter. Said desig-
31 nation shall terminate at the end of that one-year period.

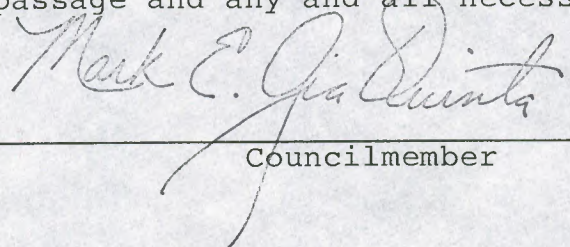
32 SECTION 2. That upon adoption of this Resolution:

Page Two

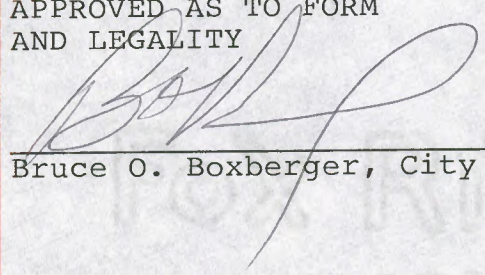
- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stein, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 10-9-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. R-123.84
on the 9th day of October, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of October, 19 84, at the hour of 11:00 o'clock A. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 10th day of October, 19 84, at the hour of 2⁰⁰ o'clock P. .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant JOHN F. ROUSSEL
2. Owner(s) JOHN F. ROUSSEL
3. Address of Owner(s) 8232 Cha Ca Peta Pass
Fort Wayne, IN 46825
4. Telephone Number of Owner(s) (219) 489-1315 / 422-4314
Home BUS
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant Same
7. Telephone number of Applicant () 489-1315
8. Address of Property Seeking Designation 621 East Washington Blvd
Fort Wayne, IN 46802
9. Legal Description of Property Proposed for Designation (may be attached) See attached
10. Township Wayne
11. Taxing District 91

12. Current Zoning M-1
13. Variance Granted (if any) N/A
14. Current Use of Property
- a. How is property presently used? General Construction Office
- b. What Structure(s) (if any) are on the property? 28 x 40 Pre Engineered Steel Building
- b. What is the condition of this structure/these structures? good
15. Current Assessed Value of Real Estate
- a. Land \$9,300.
- b. Improvements \$12,000.
16. Amount of Total Property Taxes Owed During the Immediate Past Year \$1,620.42
17. Description of Proposed Improvements to the Real Estate 22 x 60 Pre Engineered Steel Building
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? Within 45 days
- b. When is completion expected? 75 days after start
19. Cost of Project (not including land costs) \$26,400.

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 10

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Construction

c. Anticipated time frame for reaching employment level stated above?

within 6 months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The area immediately surrounding the project

property has become undesirable for development because of the deterioration of existing improvements, as can be witnessed by the abandoned buildings at 620 E. Washington. This area will continue to deteriorate if responsible owners do not begin to improve their existing structures and upgrade or remove sub-standard structures.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The property is located in the near South/East development area. This area has been designated a target area for redevelopment by the City. By building in this target area I will further the Economic development objectives of the City of Ft. Wayne.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? _____ YES _____ X NO

26. Financing on Project

What is the status of financing connected with this project?

Financed by Owner.

I hereby certify that the information and representation on this Application are true and complete.

Signature(s) of Owners

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

9. Legal Description of Property:

The East half of Lot 71 and the West half of Lot 72 Samuel Hanna's First Additon to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof,

and,

The East 10 feet of the West Half of Lot 71 of Samuel Hanna's First Addition to the City of Fort Wayne, Allen County, IN. according to the recorded plat therefore.



ROUSSEL CONCRETE CONSTRUCTION, INC.
621 EAST WASHINGTON BLVD.
FORT WAYNE, INDIANA 46802

4718

SEPTEMBER 21 1984

71-27
749

PAY
TO THE
ORDER OF

CITY OF FORT WAYNE

\$ 50.00

FIFTY AND 00/100

DOLLARS

LINCOLN NATIONAL BANK

P.O. BOX 990 FORT WAYNE, INDIANA 46801



FOR TAX ABATEMENT APPLICATION

John F. Roussel

⑈004718⑈ ⑆074900275⑆ 1 871 276 2⑈

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-84-10-03

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1. (John F. Roussel, 621East Washington Blvd., Fort Wayne, Indiana 46802).

EFFECT OF PASSAGE The property is located in the near South/East develop-
ment area, designated a target area for redevelopment by the City. By
building in this area, it will further the Economic development objec-
tives of the City of Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$26,400.00

ASSIGNED TO COMMITTEE (PRESIDENT)